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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0129.0A

**P.C. DATE:** May 11, 2014

**SUBDIVISION NAME:** Resubdivision of Broadacres Block 2 Lot 5;

**AREA:** 0.3774

**LOT(S):** 2

**OWNER/APPLICANT:** Hollow Creek LLC, 706 W 34th LLC - (Michel Issa)

**AGENT:** Noble S&E Works, LLC - (F.P. (Tres) Howland III, P.E.)

**ADDRESS OF SUBDIVISION:** 5619 ADAMS AVE

**GRIDS:** MJ27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF3-NP

**NEIGHBORHOOD PLAN:** Brentwood

**PROPOSED LAND USE:** single family residential

**ADMINISTRATIVE WAIVERS:** None

**VARIANCE:** The applicant requests a variance from Section 25-4-175 of the Land Development Code to allow for a flag lot design. Recommended, (see attached staff memorandum).

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Broadacres Block 2 Lot 5; Resubdivision and associated variance request. The proposed plat is composed of 2 lot on 0.3774 acres. The applicant proposes to resubdivide an existing lot into two lots for single-family residential use. The applicant proposes utilize a joint use access easement to provide common driveway access to both lots. Currently there are two existing single-family homes on the lot. Once the subdivision is approved both structures will be removed and new homes will be built on the lots. Water, wastewater and electric service is available from the City of Austin. The developer will be responsible for all costs associated with any required improvements to develop the proposed lots.

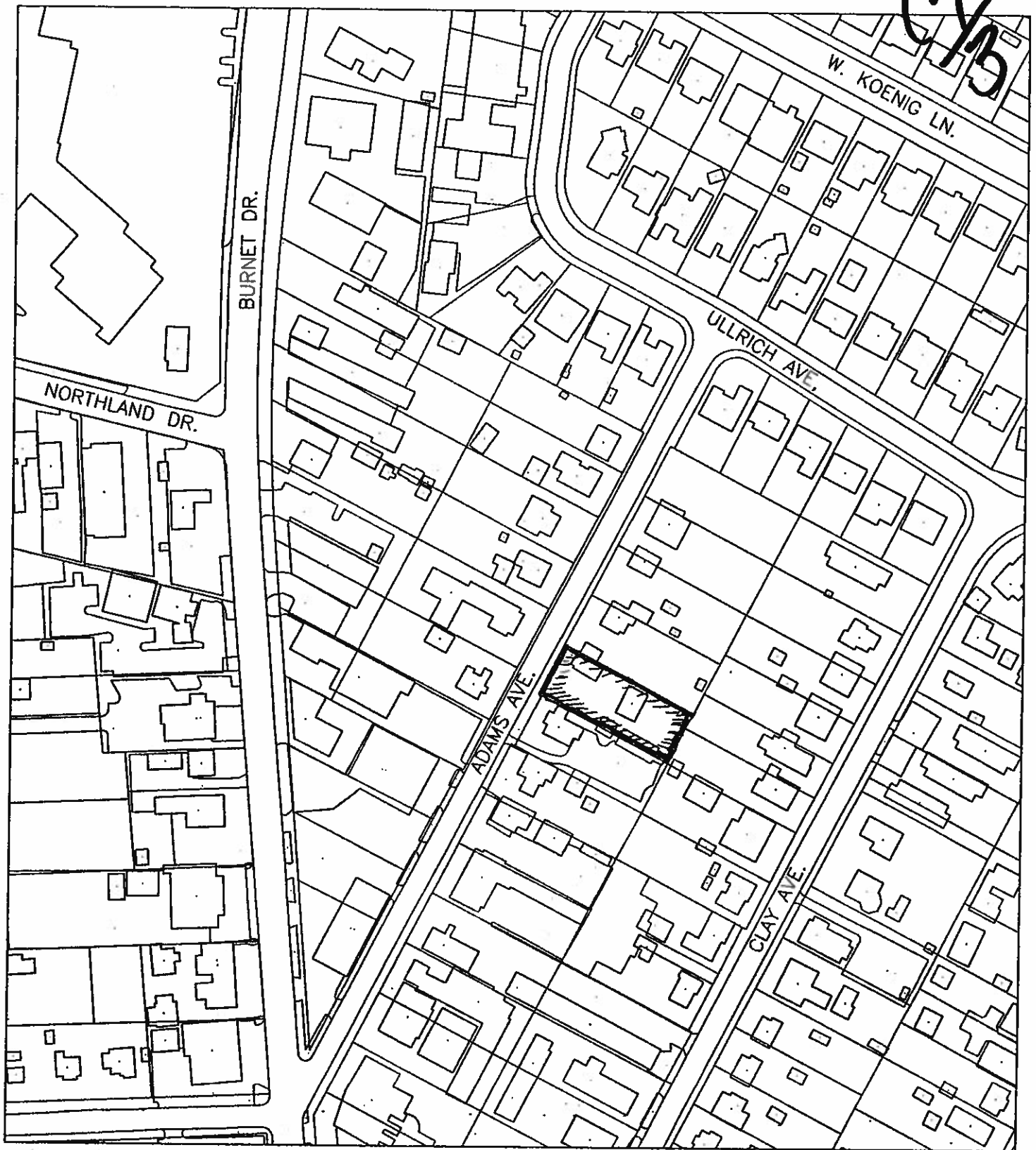
**STAFF RECOMMENDATION:** The staff recommends approval of the plat and associated variance request. The application otherwise meets all applicable State and City of Austin LDC requirements.

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1/2

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

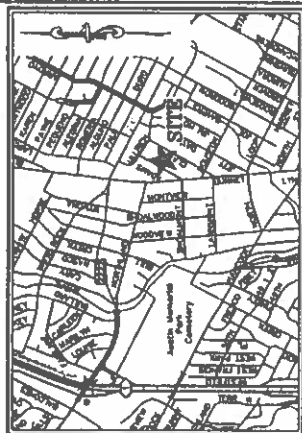
**PHONE:** 512-974-2786



VICINITY MAP  
N.T.S.

#10985671  
pc

SCALE: 1" = 200'



**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). HAD083. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMPOUND SCALE FACTOR OF 1.000002841125.

**ENGINEER'S CERTIFICATION**  
I, **L. P. HOWLAND**, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1998, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



P. HURLAND, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 90431  
I.B.P.E. FIRM #0052  
7012-A HWY 71 WEST  
AUSTIN, TEXAS 78719

**FLOODPLAIN NOTE:**  
A PORTION OF THE TRACT LIES WITHIN THE  
100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL  
ADMINISTRATION MAP #84843C 04/5/81, DATED  
SEPTEMBER 28, 2008 FOR TRAVIS COUNTY, TEXAS AND  
APPROXIMATELY 2.0 ACRES.



USDA, ARS, NPS  
TEXAS REGISTRATION NO. 9811  
P.O. BOX 90878  
AUSTIN, TEXAS 78708

**RESUBDIVISION OF  
LOT 5, BLOCK 2 OF  
BROADACRES  
City of Austin,  
Travis County, Texas**

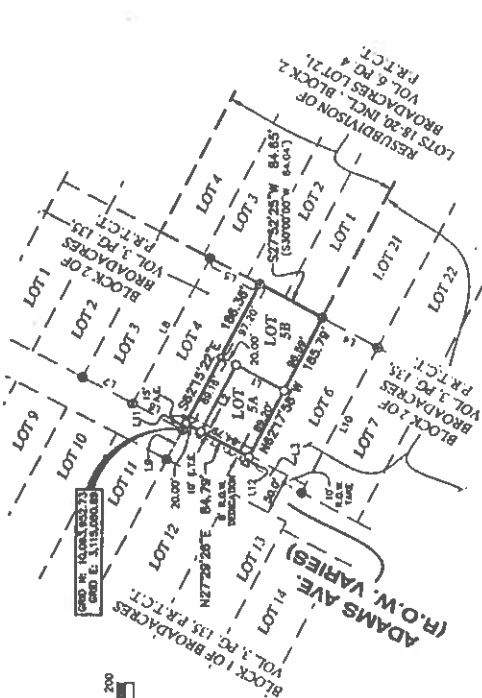
**4WARD**  
Land Surveying  
A Limited Liability Company

Survey Date: MAY. 2013  
Sheet: 1 OF 1  
Village of Woodstock, Ill.

CB-2013-0129.0A

GENERAL NOTES:

- (1) PERSONS WHOSE ACTIONS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL DEVELOPMENT CODE, SHALL BE LIMITED TO BUILDINGS.
- (2) ALL OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
- (3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
- (4) DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- (5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- (6) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL DEVELOPMENT CODE AND WASTEWATER UTILITY PLANS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL DEVELOPMENT CODE AND WASTEWATER UTILITY PLANS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL DEVELOPMENT CODE.
- (7) THE ELECTRICAL UTILITY HAS THE RIGHT TO PHONE AND/OR REMOTE TESTS, SURVEYING, AND OTHER OBSTRUCTIONS TO THE UTILITY LINE PORTIONS. ALL TREE WORK MUST BE DONE IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- (8) THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL MAINTAIN AND/OR ACCESS REQUIRED IN ADDITION TO THOSE REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- (9) ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- (10) ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- (11) BY APPROVING THIS PLAN, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED FAILURE TO CONSTRUCT ANY INFRASTRUCTURE FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED FAILURE TO CONSTRUCT ANY INFRASTRUCTURE FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION.



LINE #			LINE TABLE		
LINE #	DIRECTION	LENGTH	DIRECTION	LENGTH	
L1	S27°27'45"E	88.72			
L2	S27°25'22"E	89.17			
L3	S27°28'24"E (S30°00'00"E)	75.01 (75.20)			
L4	S30°00'00"E	75.20			
L5	N05°37'54"E (N30°00'00"E)	64.40 (64.40)			
L6	S27°28'24"E	86.74			
L7	S27°28'00"E	86.90			
L8	S27°28'24"E	84.58			
L9	S28°10'37"E (S36°43'00"E)	84.60 (184.10)			
L10	N02°20'38"E (N27°20'41"E)	38.95 (183.81)			
L11	N02°15'22"E	8.00			
L12	N02°17'36"E	8.00			

## LOT SUMMARY

TOTAL NUMBER OF LOTS = 2		
LOT 5A	0.1326 ACRE	(5,775 S.F.)
LOT 5B	0.2293 ACRE	(9,969 S.F.)

STATE OF TEXAS     COUNTY OF TRAVIS  
COUNTY CLERK     I, DANA PERAZICH,  
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF  
SALVAGE AND ITS CERTIFICATE OF AUTHENTICATION

THIS DEED WAS FORWARDED BY MAIL TO THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_ 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK  
 \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_ 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN  
 THE PLAT RECORDS OF \_\_\_\_\_ COUNTY IN  
 \_\_\_\_\_ COUNTY IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL  
 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
 WITNESSES MY HAND AND SEAL OF THE COUNTY COURT OF SAID  
 COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.  
 \_\_\_\_\_ JUDITHA KEMELAKHOV, CLERK, COUNTY COURT,  
 TRAVIS COUNTY, TEXAS

NAME: DEPUTY

THIS CERTIFICATION IS VALID FOR THE YEAR 2000

EXPIRATION DATE: \_\_\_\_\_

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR.

WILSON COUNTY, TEXAS

THIS THE DAY OF 20 A.D.

ERIC GURNEY, DIRECTOR, PLANNING AND DEVELOPMENT REVIEW  
DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION  
OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_ A.D.

CHAIRPERSON

SECRETARY

STATE OF TEXAS     §  
COUNTY OF TRAVIS     §

KNOW ALL MEN BY THESE PRESENTS THAT 705 WEST 34TH LLC, BEING THE OWNER OF LOT 5, BLOCK 2, BROADWAGHS, ACCORDING TO THE MAP ON PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 135, PLAT RECORDS, TRANS. COUNTY RECORDS, DEPT. OF REVENUE, 20100308.04 OF THE OFFICIAL PUBLIC RECORDS OF TRANS. COUNTY, TEXAS, HAS HEREBY APPLIED FOR A BLOCK MAP OF LOT 5, BLOCK 2, BROADWAGHS, SAID SUBDIVISION HAVING BEEN APPROVED FOR THE PURPOSES OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESOLVE IN ACCORDANCE WITH THE ATTACHED MAP OF PLAT, TO BE KNOWN:

**"RESUBDIVISION OF LOT 5, BLOCK 2 OF BROADACRES"**

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, 708 W 34TH LLC, REPRESENTED BY MICHEL ISSA, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

OFF: 706 W 34TH LLC, A LIMITED LIABILITY COMPANY

MODEL 153A  
708 WEST 34TH LLC  
105 WEST 24TH STREET

QUATE C  
AUSTIN, TEXAS 78706

STATE OF TEXAS

COUNTY OF TRAVIS, TEXAS  
 HIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_

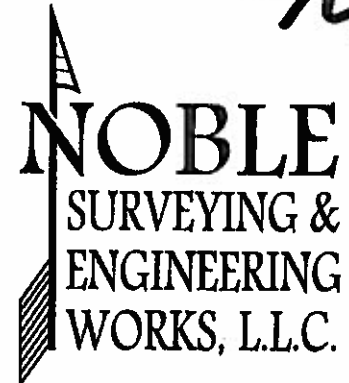
WITNESS MY HAND AND SEAL OF OFFICE, THIS 1<sup>st</sup> DAY OF \_\_\_\_\_

31

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

October 11, 2013

Don Perryman  
COA – Watershed Protection & Development Review  
505 Barton Springs Rod, 4<sup>th</sup> floor  
Austin, TX 78704  
Phone 512-974-2786



www.noble-tx.com  
TBPE Firm #9852

RE: Broadacres Block 2 Lot 5  
5619 Adams Avenue, Austin, TX, Case #: C8-2013-0129.0A  
Flag Lot Compatibility Letter

Dear Mr. Perryman,

This letter is to officially serve as notice of our intention to create a flag lot subdivision at the above mentioned property and to give reason for why we believe our proposed flag lot is compatible with the surrounding neighborhood.

The Brentwood Neighborhood is a dense urban neighborhood with commercial development all around. The subject property is less than a tenth of a mile away from Burnet Road and only 0.15 miles from West Koenig Lane, both major commercial thoroughfares. Commercial development has also spread onto Adams Avenue and is directly next door to this site. In less than two tenths of a mile there are four existing residential flag lots and at least eighteen duplex lots and six condo lots, possibly more. Those properties are shown on the attached exhibit map.

For these reasons we feel that our proposed flag lot is nothing new to the area and is in keeping with the dense populated residential living that is characteristic of this section of the Brentwood Neighborhood. As such we feel that the flag lot subdivision at 5619 Adams Avenue should be approved.

Sincerely,

F.P. (Tres) Howland, III, PE  
Principal



CH  
/e

## MEMORANDUM

**TO:** Members of the Planning Commission Codes

**FROM:** Don E. Perryman, Planner Senior  
Planning and Development Review Department

**DATE:** March 5, 2014

**SUBJECT:** C8-2013-0129.0A Flag Lot Variance Request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision creating two single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

**(i)has provided accessibility for emergency responders;**

*The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.*

**(ii) has adequate room for required utilities**

*The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots.*

**(iii) enhances environmental and tree protection;**

*The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.*

**(iv) is otherwise compatible with the surrounding neighborhood;**

*The applicant has provided an exhibit, (see attached, Flag Lot Map Exhibit) which generally shows the development pattern in the immediate vicinity. There are a few existing flag lots in the neighborhood and the area is heavily developed with duplexes and condominium uses. Based upon the map provided, staff believes that a flag lot design is compatible with the surrounding neighborhood.*

**(v) the applicant provides a copy of any existing private deed restrictions;**

*The applicant has determined that there are no existing private deed restrictions that apply to this property.*

Based upon review of these criteria, staff recommends the variance request to develop a flag lot as a part of this resubdivision request.

CM  
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Scale  
0 10 20 Feet

LEGEND

- ① FLAG LOT
- ② DUPLEX LOT
- ③ COMMERCIAL DUPLEX LOT
- ④ COMMERCIAL LOT
- ⑤ LOT NUMBER

FLAG LOT/DUPLEX  
ADDRESS LIST

- ① 5619 Adams Avenue
- ② 5621 Adams Avenue
- ③ 5623 Adams Avenue
- ④ 5625 Adams Avenue
- ⑤ 5627 Adams Avenue
- ⑥ 5629 Adams Avenue
- ⑦ 5631 Adams Avenue
- ⑧ 5633 Adams Avenue
- ⑨ 5635 Adams Avenue
- ⑩ 5637 Adams Avenue
- ⑪ 5639 Adams Avenue
- ⑫ 5641 Adams Avenue
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- ㊵ 5697 Adams Avenue
- ㊶ 5699 Adams Avenue
- ㊷ 5701 Adams Avenue
- ㊸ 5703 Adams Avenue
- ㊹ 5705 Adams Avenue
- ㊺ 5707 Adams Avenue
- ㊻ 5709 Adams Avenue
- ㊼ 5711 Adams Avenue
- ㊽ 5713 Adams Avenue
- ㊾ 5715 Adams Avenue
- ㊿ 5717 Adams Avenue

CP-2013-0129.0A

**NOBLE**  
ENGINEERING  
WORKS LLC  
10000 N. MOORE  
AUSTIN, TX 78753  
(512) 353-1820  
www.noble-engineering.com



FLAG LOT MAP  
EXHIBIT

ADAMS RESIDENTIAL  
5619 ADAMS AVE.  
AUSTIN, TEXAS 78756

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TMAA

CP-2013-0129.0A  
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# **PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0129.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: March 11, 2014, Planning Commission

EDNA KRAMER GROSCHTEL  
Your Name (please print)

☐ I am in favor  
☒ I object

1801 MILLER AVENUE  
Your address(es) affected by this application

Edna Groschtel 3-24-14  
Signature Date

Daytime Telephone: 512-453-0458

Comments: cell utility system is

already over the road.

If you use this form to comment, it may be returned to:

City of Austin – Planning & Development Review Dept./4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810